

COMMON COUNCIL
COUNCIL CHAMBERS
SEPTEMBER 16, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Tolbert with First Christian Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker and James Lienhoop were present.
- D. Councilor Shuffett made a motion to approve the minutes from the City Council meeting on September 2, 2014 as presented. Councilor Bunch seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

Councilor Shuffett made a motion to suspend the rules of order and move items A, B and E under New Business to be heard prior to Unfinished Business. Councilor Lienhoop seconded the motion. Motion passed by a unanimous vote.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 17, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Rightway Fasteners, Inc.) Clark Greiner, Business Development and Planning Coordinator, along with Ron Miller, General Manager with Rightway Fasteners, Inc., presented this request for tax abatement. Clark stated Rightway Fasteners, Inc. is requesting a tax abatement on personal property at its existing facility located at 7945 South International Drive. They provide quality fasteners to the automotive industry and plan to invest \$2,400,000 in new cold forging and coating equipment. As a result of the expansion, Rightway Fasteners, Inc. will retain 314 jobs and will add 3 new jobs by April of 2015. There were no comments from the public. Councilor Lienhoop stated the Incentive Review Committee met prior to the meeting and found Rightway Fasteners, Inc. to be in substantial compliance. Councilor Lienhoop made a motion to grant the abatement and approve the resolution. Councilor Jerome seconded the motion. Motion passed unanimously.
- B. Reading of a Resolution entitled "RESOLUTION NO. 18, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Tallman Equipment Company, Inc.) Clark Greiner, along with Tony Bozell, President of Tallman Equipment Company, Inc., presented this request for tax abatement. Tallman Equipment Company, Inc. is requesting a tax

abatement on real and personal property at its proposed facility located at 6440 South International Drive in Columbus. They specialize in national sales, distribution, and repair of tools used in the construction and maintenance of electrical transmission and distribution systems. Tallman Equipment Company, Inc. plans to invest \$2,700,000 in real property improvements and \$375,000 in new equipment. They plan to create 4 new jobs by December of 2015. Councilor Lienhoop stated the Incentive Review Committee met prior to the meeting and found Tallman Equipment Company's application to be in substantial compliance. Councilor Lienhoop made a motion to pass the resolution. Councilor Whipker seconded the motion. Motion passed unanimously.

- E. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS IN EXCESS OF \$500,000 FOR ENGINEERING AND DESIGN WORK FOR STATE STREET CORRIDOR REVITALIZATION PHASE 1." Mayor Brown introduced Dave Richter, President of United Consulting. He provided Council with copies of partial results of the State Street topographical survey. Dave discussed details of the property lines and how much space is available for the project. He stated the only item that is a bit of a surprise is the property boundary for the Cummins property. He explained that any type of work on the north side by the Cummins property would need to be negotiated with Cummins. Dave provided a proposed time line for the project. Much discussion followed. Councilor Jerome stated there are many moving parts on the north side of State Street, which is part of the Cummins property. He doesn't know if there is a consensus with the public to get that portion done and if people will be happy with it. Councilor Brand explained he is frustrated, not with United Consulting, but fundamentally from where this started to where it is today. He questioned how the contract amount was determined which was approved by the Redevelopment Commission. Dave explained the scope of work that is in the contract amount. Mayor stated it is time to make a decision for the scope of work for State Street. Councilor Bunch wants time to sit down to talk about the project and the scope of work before any action is taken. Councilor Brand's opinion is that this is too important of a project to allow Indiana Department of Transportation's (INDOT) schedule to dictate the decisions for the community. Further stating many questions are still unanswered and this project deserves the best people working on it, in a comfortable timeline, in order to have an impact on State Street corridor that is going to be effective for revitalization. Mayor opened the meeting for public comments. A business owner on State Street spoke. She thinks an agreement needs to be reached on the project and agrees with Councilor Brand. Laura Garrett with Healthy Communities, agreed with Councilors Jerome and Brand, that it's not just about getting bicyclists up and down State Street, it's about creating a space people want to invest in and want to live in. She explained we have people that care and can make this a world class corridor that fully improves the area. Julie Aton strongly believes the implementation team should have been formed as soon as the Lakota study was completed. She doesn't consider having the topographical survey results for 24 hours being a sufficient amount of time to make a decision. Tom Hanson, Computer Solutions, stated the stakeholders in and around State Street should be more involved in the development process; a big project should not be entered into hastily. Jim Laden, Board President of Columbus Bike Co-op, has seen clients shift to wanting more bicycles for transportation. He said it is not safe to ride a bike on State Street and this is our opportunity to do it right. The public portion of the meeting was closed. Councilor Jerome made a motion to table this resolution until after the next Columbus Redevelopment Commission meeting, which would be October 21, 2014. Councilor Whipker seconded the motion. Mayor stated the tabling of this item would mean nothing would happen next year.

Councilor Brand is not sure that is correct, he feels the city can go forward with a project; it just may not be in conjunction with INDOT. Jorge Morales, citizen of Columbus, stated he has not had a good experience with INDOT. A motion to table passed by a vote of five (5) in favor and two (2) opposed. Councilors Bunch and Lienhoop voted nay.

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. 28, 2014, AN ORDINANCE REVISING THE SCHEDULE OF NON-RECURRING RATES AND CHARGES FOR WATER AND SEWER SERVICES OF COLUMBUS CITY UTILITIES." Keith Reeves, Director of Columbus City Utilities and Dale Langferman, Manager of Business and Finance, presented this ordinance. Keith requested approval for a modification of non-recurring rates for certain water and sewer services. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed unanimously.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 29, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-3" (INDUSTRIAL: HEAVY) TO "RM" (RESIDENTIAL: MULTI-FAMILY)." (Gentry Park Rezoning) Jeff Bergman, Planning Director, presented this ordinance for rezoning. He explained the property is located on the western two-thirds portion of the former Golden Casting Foundry property. The applicants have proposed an assisted living facility on the site. Jeff showed a map of the area. He stated the Columbus Plan Commission forwarded this to City Council with a favorable recommendation by a vote of nine (9) in favor and zero (0) opposed. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 30, 2014, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Sandlin-Woods Lancelot Lane Vacation) Jeff Bergman stated this item was placed in proper channels at the July 15, 2014 Council meeting. He explained the application is to vacate right-of-way for Lancelot Lane property that runs between 3321 and 3341 Crescent Way. Property owners, Autumn Sandlin, and Thomas and Teresa Woods, are applicants in this action. Jeff explained if this action is approved the right-of-way vacation would be divided in the middle and added to the individual properties. There were no comments from the public. Councilor Jerome made a motion for passage of the second reading and adoption of the ordinance. Councilor Shuffett seconded the motion. Motion passed by a unanimous vote.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO. 31, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell, Director of Finance and Operations, Mark Jones, Director of Parks and Recreation, and Jamie Brinegar, Director of Business Services presented this request for an additional appropriation of \$400,000. Mark stated there are eight (8) capital items needed for the Parks and Recreation Department, such as an ice resurfer, playground replacement, athletic court reconstruction, fencing, and tennis court resurface, etc. There were no comments from the public. Councilor Whipker made a motion to pass the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed unanimously.
- E. Second Reading of an Ordinance entitled "ORDINANCE NO. 32, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR

CALENDAR YEAR 2015.” Matt Caldwell presented this ordinance. He discussed the amendments made at the September 2, 2014 Council meeting – removal of Redevelopment Commission position, removal of Community Development position, addition of one (1) new police officer, Fire Department and Police Department increase in pay between the ranks, 2.5% increase in pay for all employees including police, fire, part-time and seasonal. Mayor stated the budget ordinance includes the funding for 2 additional police officers, which is inconsistent with the salary ordinance. She stated the city has a growing drug problem in the community and property crime rate is almost twice the national average. Councilor Miller explained he is not opposed to adding all 3 police officers, but is concerned about the number of openings in the Police Department and how the pay between the ranks might help in the effort to retain officers. Chief Rohde responded by saying the pay between the ranks increase will help, as well as the type of people being recruited – such as focusing more on individuals from the surrounding area. Discussion followed. Councilor Shuffett realizes the importance of public safety and appreciates the work the Police Department does, and feels the city could add the 2 additional officers if we could reduce the employee staff in the City so as not to increase city government continually. He suggested dropping the Purchasing Manager position, which is currently vacant. Councilor Jerome questioned the average number of officers on sick leave, light duty, etc. Chief Rohde stated the average number is between 8 to 10 and is currently 13 or 14 officers. Councilor Lienhoop echoes Councilor Shuffett’s comments about the desire to hire the 2 additional police officers, but the General Fund, as proposed, would run a significant deficit in 2015. He stated the Mayor has asked for 8 positions and so far the Council has granted 4 positions, so they would need to find ways to pay for 2 more officers. Mayor stated she would recommend not providing curbside recycling services. She explained right now the city is budgeting for one sanitation person, but anticipates the need for 2 drivers with increased participation. She would also give up the part-time parking enforcement and a transit driver for the west-side of Columbus. Discussion followed. Mayor opened the meeting for public comment. Dennis Brooks asked Chief Rohde if police lieutenants and sergeants were classified as exempt or non-exempt (qualify for over-time). Chief Rohde said they do qualify for over-time. They work 19 days in a 28 day cycle with no built in over-time. It was agreed the Mayor and Council would meet to discuss positions to be relinquished in the current salary ordinance to establish 2 additional police officers. Mayor closed the public comment segment. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance as presented. Councilor Jerome seconded the motion. Motion passed unanimously.

- F. Second Reading of an Ordinance entitled “ORDINANCE NO. 33, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2015.” Matt Caldwell explained the ordinance was amended at the last Council meeting to reflect a 2.5% increase for all elected officials. Mayor requested not receiving her raise. Brief discussion followed. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

Councilor Bunch left the meeting at this time.

III. New Business Requiring Council Action

- C. First Reading of an Ordinance entitled “ORDINANCE NO. _____, 2014, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS, INDIANA, AS AN ECONOMIC DEVELOPMENT TARGET AREA.” Carl Malysz, Community

Development Director, deferred to Councilor Lienhoop as representative of the Incentive Review Committee. Councilor Lienhoop explained the Incentive Review Committee met prior to the meeting with representatives of Kroger. The Committee recommended this item be tabled until the October 7, 2014 Council meeting to allow time for the Economic Development Commission to meet first to make a determination if this is an economic development area and secondly, some additional due diligence that they would like to see performed with respect to the costs that Kroger intends to incur, the value of the abatement, etc. Councilor Jerome seconded the motion to table the ordinance until October 7, 2014. Motion passed unanimously.

D. Reading of a Resolution entitled "RESOLUTION NO. 19, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET FOR PARKS AND RECREATION." Matt Caldwell, Mark Jones, and Jamie Brinegar presented this resolution. Mark explained the additional projects and provided Council with a detailed list. Matt stated the original capital list reflects savings on purchases which has provided available funds for additional projects. Brief discussion followed. There were no comments from the public. Councilor Shuffett made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed unanimously.

F. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2015." Matt Caldwell briefly explained the budget process and highlighted the 2.5% salary increase, 3 additional officers for Columbus Police Department, a part-time meter attendant, pay between the ranks for both Police and Fire Departments, sanitation driver for curbside recycling, transit driver for 5th route, reduction in Metropolitan Planning Organization Department of \$91,500, and other small changes. Councilor Miller questioned the 3 additional police officers listed in the budget, but only one additional officer was approved in the salary ordinance. Jeff Logston, City Attorney and Executive Director of Administration, stated the amount for additional police officers was included in the budget because Council cannot increase the budget, they can only reduce the budget. Councilor Lienhoop questioned adding an appropriation line or increasing a line already in the budget. Jeff stated the Council cannot increase the presented budget and cannot move funds from department to department. Councilor Lienhoop questioned that even though Council Members have communicated to the Mayor and Jeff Logston their desires to provide funding for Mill Race Center and Columbus Area Arts Council, the funds haven't been placed in this budget and the Council is not allowed to add it. Jeff stated that is correct. Discussion followed. Mayor opened the meeting for public comment. Norman Love, 2303 Gilmore Street, said he thought that since this was the first night of the budget that he could come and speak on behalf of Mill Race Center and voice concerns about Mill Race Center being omitted from the city budget. He stated he is extremely upset and that the public should have a right to be heard, not just the Mayor. Matt stated the budget hearing was held on August 7, where department heads discussed their budgets. This hearing was open to the public. Councilor Jerome recalled that the public was not allowed to speak. Mayor stated that was incorrect, that Mill Race asked to be on the agenda, but that the agenda was reserved for department heads who have a spending responsibility and management authority, and that no one was precluded from speaking. Mayor said she instructed Mill Race to speak with the Park Board about a partnership and they have not reached out. Mayor further stated there is money available in the budget for grants, so Mill Race would need to apply. Bob Pittman, Executive

Director of Mill Race Center, referred to comments made by Mayor Brown. He stated they asked to be on the budget agenda and they were told there would be no opportunity to speak and tonight they are told that the Council has no authority to increase or insert funding into the budget. Mayor stated Mill Race Center will receive \$50,000 from a block grant allocation which will go toward the acquisition of Town and Garden Apartments. Bob explained he is glad to hear that news, but this is a totally different issue. Discussion followed. Councilor Brand explained there have been multiple communications between Council, Mayor, Matt Caldwell and others to continue to support Mill Race Center and the Arts Council. The Council members have listened to their constituents in the community and their message was conveyed to the Mayor. Mayor stated there is no accountability to where the money would be going and does not feel it is appropriate. Karen Shrode, Executive Director of the Columbus Area Arts Council, explained that, at the Mayor's request, members of the Arts Council board met with the Parks Board. It was a nice discussion but accomplished nothing. She further stated the Mayor wants to control the programming of the Arts Council. Mayor stated she's advocated for a performing arts facility and supports the arts. A public citizen in the audience stated he keeps hearing from the Mayor that these groups are not being responsible and should talk to the Parks Board; but the Park Board is totally under the Mayor's control and the Park Director is under her control. Paul Leddy, 3681 South Station Dr., indicated this is a town of pride and he is proud of the Columbus Police Department. He stated he was born and raised in Detroit and he's seen the way politicians play games with the police and fire departments and feels saddened when city politicians revert to dangling police and fire positions. Judy Cecil, 266 Plum Court, has lived in Columbus since 1966 and loves the city. She thanked the Mayor for taking the time to speak with her and was told by the Mayor there were no funds in the budget. She spoke highly of Just Friends Adult Day Center which is within the Mill Race Center and pleaded with the Mayor to please give some funding to Mill Race Center. Annette Barnes, member of the community since 1981, is saddened to see the Arts Council and Mill Race Center funds cut when it benefits so many people. Mike Walters of Columbus stated he served the City of Columbus for almost 30 years as a police officer and Mill Race Center helped him tremendously after his stroke. Paula Herlitz, 3513 Grange Court, serves as the Development Coordinator for Mill Race Center. She stated Mill Race Center is a 501c3, a public organization which serves the public. Serving the population over age 50, which continues to grow, and needs assisted funding. Randall Tucker suggested the Council not approve the Mayor's budget until they have negotiated with the Mayor on the items that are important to the community. Glen Petri, 1614 27th Street, stated there are 30 non-profits in the community, and questioned what would happen if all 30 non-profits requested funding from the city. He stated we should spend the money wisely. Mayor closed the meeting for public comment. Mayor stated both organizations have the opportunity to apply for grant funding. She further discussed essential services that have increased in the budget and the city is dealing with a limited amount of money. Councilor Shuffett would like a better understanding of the ordinance and made a motion to table the ordinance until October 7, 2014. Councilor Lienhoop seconded the motion and asked the Mayor to schedule a meeting with the Council to discuss the budget and salary ordinances. Motion passed unanimously.

- G. Reading of a Resolution entitled "RESOLUTION NO. 20, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO APPROVE THE SALE OF PROPERTY LOCATED AT 7440 SOUTH INTERNATIONAL DRIVE, COLUMBUS." Jeff Logston presented this resolution and stated this property is commonly referred to as the previous NuSun property. He explained the city

received ownership of the building at the beginning of this year due to default from the failure of NuSun to meet job creation obligations. The city has received an offer for the property, which has been approved by the Board of Works, for \$540,000. Jeff discussed where funding originally came from and what should happen after the sale. There were no comments from the public. Discussion followed. Councilor Whipker made a motion to pass the resolution. Councilor Jerome seconded the motion. Motion passed unanimously.

IV. Other Business


A. Standing Committee and Liaison Reports – Councilor Shuffett made a motion to appoint Sameer Samudra to the Columbus Human Rights Commission. Councilor Jerome seconded the motion. Motion passed unanimously.

B. Discussion Items:

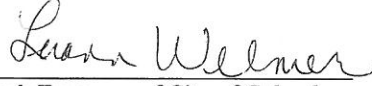
1.) Additional Appropriation for Aviation Self Fuel – Jeff Logston explained the additional appropriation is for the airport's self-fueling program. The amount is \$80,000 and will be used to purchase fuel to replenish the fuel being sold.

C. The next regular meeting is scheduled for **Tuesday, October 7, 2014, 6:00 p.m. in City Hall.**

D. Councilor Lienhoop made a motion for adjournment. Councilor Brand seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 9:17 P.M.


Presiding Officer

Attest:


Clerk Treasurer of City of Columbus